



To the Honorable Council
City of Norfolk, Virginia

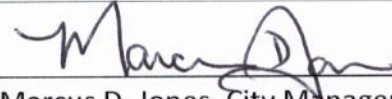
June 28, 2016

From: George M. Homewood, FAICP, CFM, Planning Director

Subject: **Change of Zoning from IN-1 (Institutional) to BC-1 (Business and Commerce Park) – 900 and 901 Asbury Avenue**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 3/7

Approved: 
Marcus D. Jones, City Manager

Item Number: **PH-3**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval** of the request.
- III. **Request:** Change of zoning to allow the lots to be developed for a biomedical imaging company.
- IV. **Applicant:** City of Norfolk
- V. **Description:**
 - This rezoning consist of two parcels:
 - 900 Asbury Avenue is developed with the Oakwood Elementary School which is no longer in operation.
 - 901 Asbury Avenue contains the Police Department's Third Patrol Division operation and is surrounded by the Business and Commerce Park.
 - The City will no longer utilize the school building and is proposing to rezone this property to allow for the relocation of a biomedical company currently operating in Norfolk.
 - The school would be demolished.
 - The Police Department's site and building would remain unchanged, and is permitted under the proposed BC-1 zoning.

Staff point of contact: Susan Pollock at 664-4765, susan.pollock@norfolk.gov

Attachments:

- Staff Report to CPC dated May 26, 2016 with attachments
- Proponents and Opponents
- Ordinance

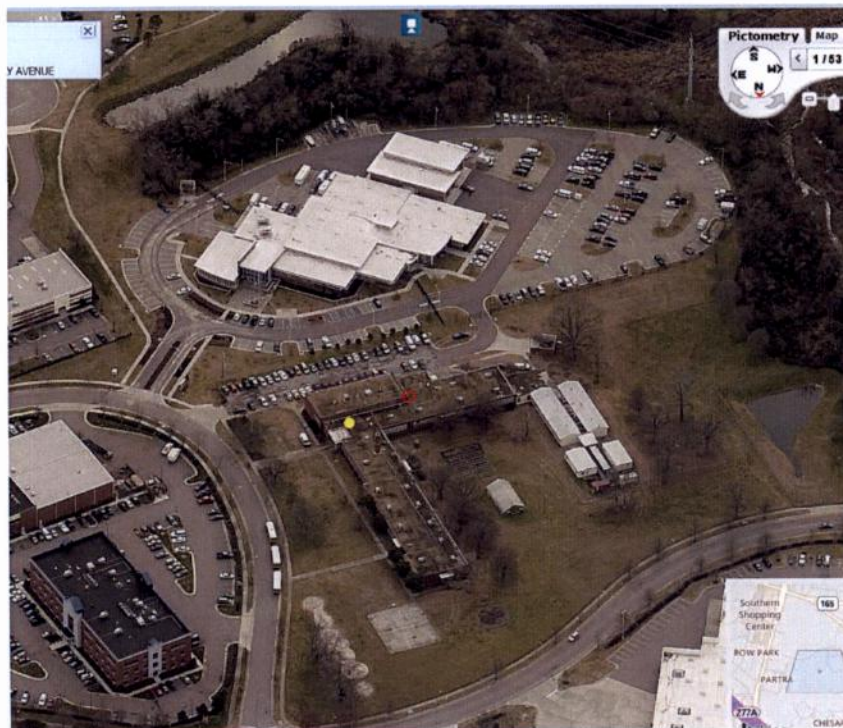
Planning Commission Public Hearing: May 26, 2016

Executive Secretary: George M. Homewood, FAICP, CFM

Planner: Susan Pollock Hart, CFM

gs

Staff Report	Item No. 1	
Address	900 and 901 Asbury Avenue	
Applicant	City of Norfolk	
Request	Plan Amendment	Institutional to Office
	Change of Zoning	IN-1 (Institutional) to BC-1 (Business and Commerce Park)
Property Owner	City of Norfolk	
Site Characteristics	Site Area	15.9 Acres
	Future Land Use Map	Institutional
	Zoning	IN-1
	Neighborhood	None
	Character District	Suburban
Surrounding Area	North	C-2 (Corridor Commercial): Walmart Shopping Center
	East	BC-2: Offices
	South	BC-2: Offices
	West	R-13 (Moderately High Density Multi-Family): Apartments



A. Summary of Request

- The properties are located on the southwest corner of Stanley Street and Asbury Avenue
- This request would rezone the former Oakwood Elementary School and the Police Department's Third Patrol Division to accommodate a the retention of an existing norfolk business and expand the Business and Commerce district.

B. Plan Analysis

- *plaNorfolk2030* designates this site as institutional, making the proposed use inconsistent with *plaNorfolk2030*.
 - An amendment to office is necessary for the proposed use to be consistent with *plaNorfolk2030*.
- The identifying land use strategies chapter of *plaNorfolk2030* identifies the office land use category as a location for a variety of office-type uses, often developed as complexes along arterial roadways, with internal street networks and amenities.
- The enhancing economic vitality chapter of *plaNorfolk2030* calls for the intensification of land use in the identified strategic economic development areas and calls for infrastructure investments to attract and maintain businesses.
 - Central Business Park is identified as a strategic economic development area.
- Since the purpose of the request is to accommodate the expansion of Central Business Park, the proposed plan amendment is appropriate.
- If the plan amendment is approved, the request would be consistent with *plaNorfolk2030*.

C. Zoning Analysis

i. General

- This rezoning consist of two parcels:
 - 900 Asbury Avenue is developed with the Oakwood Elementary School which is no longer in operation.
 - 901 Asbury Avenue contains the Police Department's Third Patrol Division operation and is surrounded by the Business and Commerce Park.
- The City will no longer utilize the school building and is proposing to rezone this property to allow for the relocation of a biomedical company currently operating in Norfolk.
 - The school would be demolished.
- The Police Department's site and building would remain unchanged, and is permitted under the proposed BC-1 zoning.

ii. Parking

Development of the former school site would require Site Plan Review which would require compliance with current parking regulations.

iii. Flood Zone

The property is in the X (Low to Moderate) Flood Zone, which is not a designated flood zone.

iv. Historic Analysis

The existing school is not in any historic district.

D. Transportation Impacts

N/A

E. Environmental Impacts

- The development of the site requires approval through the Site Plan Review process and will meet City stormwater, landscaping and other physical development requirements.
- Water quality for the site will be improved by meeting the state stormwater standards in the site plan review process.
 - A reduction in impervious surface will be required to meet open space, landscaping and stormwater requirements.
- On-site flooding issues will also be improved by meeting the state stormwater standards.

F. Surrounding Area/Site Impacts

N/A

G. Payment of Taxes

The property is currently non-taxable.

H. Civic League

N/A

I. Communication Outreach/Notification

- Legal notice was posted on the property on April 19.
- Letters were mailed to all property owners within 300 feet of the property on May 13.
- Legal notification was placed in *The Virginian-Pilot* on May 12 and May 19.

J. Recommendation

Staff recommends that the requests for the Plan Amendment and rezoning be **approved**.

Attachments

Location Map

Future Land Use Map

Zoning Map

Application

Proponents and Opponents

Proponents


None

Opponents

None

05/24/2016 lds

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: 

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO AMEND THE CITY'S GENERAL PLAN, PLANORFOLK2030, SO AS TO CHANGE THE LAND USE DESIGNATION FOR PROPERTIES LOCATED AT 900 AND 901 ASBURY AVENUE FROM INSTITUTIONAL TO OFFICE.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the land use designation set forth in the City's general plan, planNorfolk2030, for the properties located at 900 and 901 Asbury Avenue is hereby changed from Institutional to Office. The properties which are the subject of this change in land use designation are more fully described as follow:

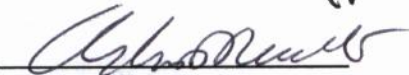
Properties fronting 990 feet, more or less, along the western line of Asbury Avenue and 708 feet, more or less, along the southern line of Central Business Park Drive; premises numbered 900 and 901 Asbury Avenue.

Section 2:- The Council hereby finds that this general plan amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

05/24/2016 lds

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: 

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 900 AND 901 ASBURY AVENUE FROM IN-1 (INSTITUTIONAL) DISTRICT TO BC-1 (BUSINESS AND COMMERCE PARK) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the properties located at 900 and 901 Asbury Avenue are hereby rezoned from IN-1 (Institutional) District to BC-1 (Business and Commerce Park) District. The properties which are the subject of this rezoning are more fully described as follows:

Properties fronting 990 feet, more or less, along the western line of Asbury Avenue and 708 feet, more or less, along the southern line of Central Business Park Drive; premises numbered 900 and 901 Asbury Avenue.

Section 2:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

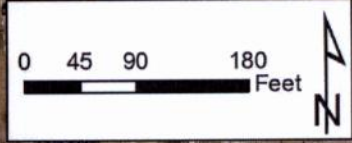
Section 3:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

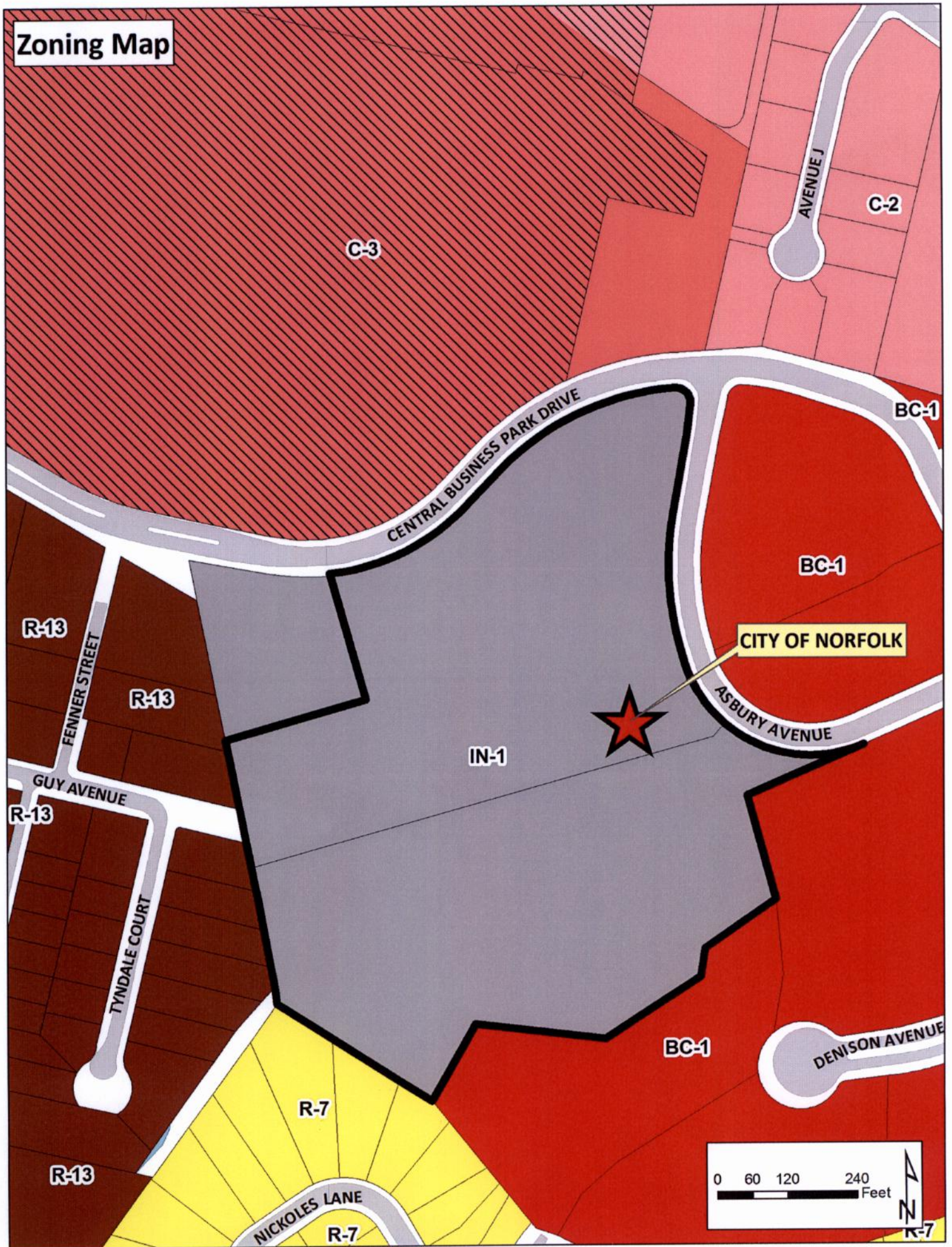
Location Map



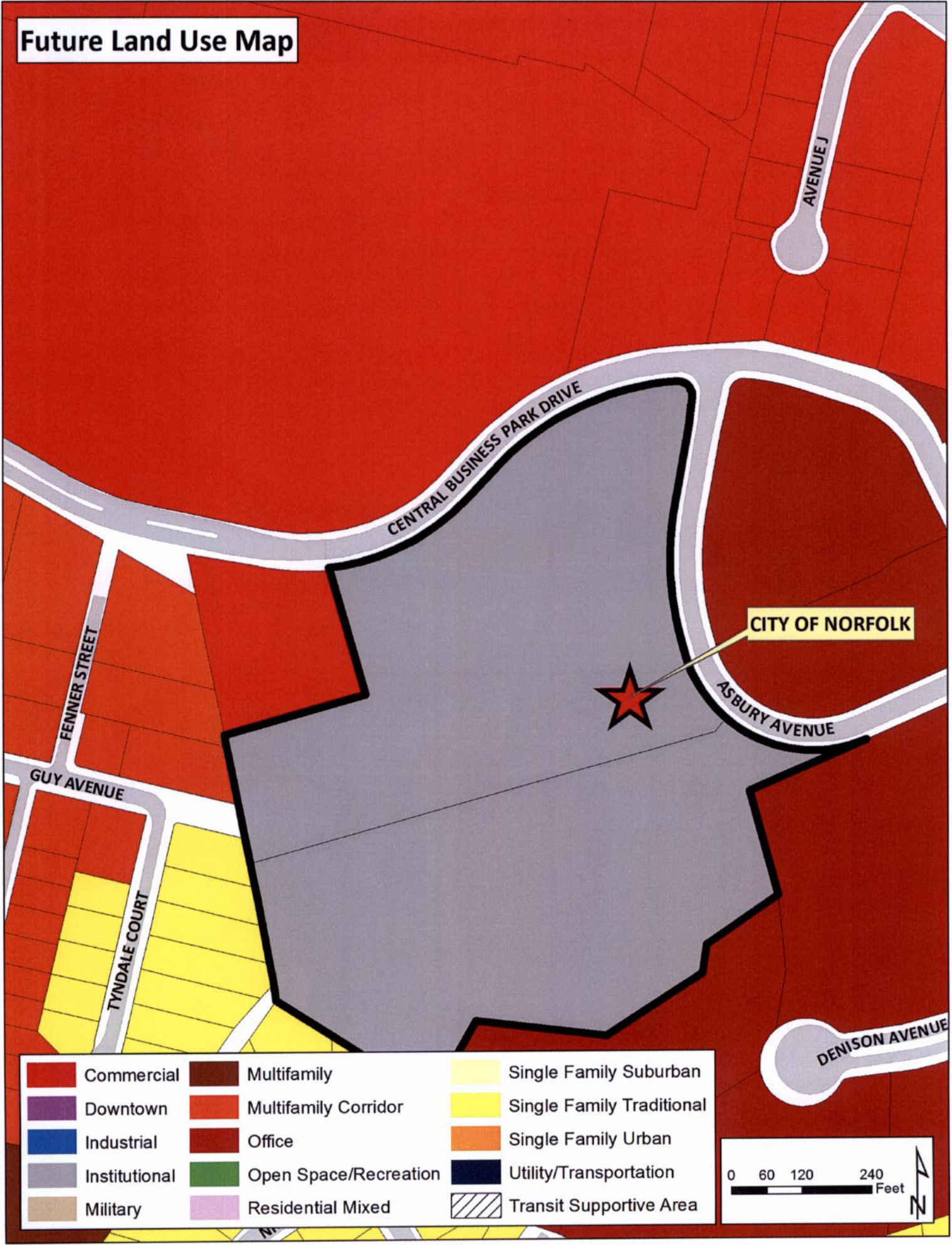
CITY OF NORFOLK



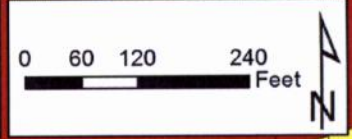
Zoning Map



Future Land Use Map



 Commercial	 Multifamily	 Single Family Suburban
 Downtown	 Multifamily Corridor	 Single Family Traditional
 Industrial	 Office	 Single Family Urban
 Institutional	 Open Space/Recreation	 Utility/Transportation
 Military	 Residential Mixed	 Transit Supportive Area





APPLICATION CHANGE OF ZONING

Date of application: 4/11/16

Change of Zoning

From: IN-1 Zoning To: BC-1 Zoning

DESCRIPTION OF PROPERTY

Property location: (Street Number) 900 (Street Name) Asbury Ave.

Existing Use of Property: Former elementary school

Current Building Square Footage 43,549 SF

Proposed Use _____

Proposed Building Square Footage _____

Trade Name of Business (If applicable) _____

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) City of Norfolk (First) _____ (MI) _____

Mailing address of applicant (Street/P.O. Box): 810 Union Street

(City) Norfolk (State) VA (Zip Code) 23510

Daytime telephone number of applicant () _____ Fax () _____

E-mail address of applicant: _____

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

Application
Rezoning
Page 2

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) _____ (First) _____ (MI) _____

Mailing address of applicant (Street/P.O. Box): _____

(City) _____ (State) _____ (Zip Code) _____

Daytime telephone number of applicant () _____ Fax () _____

E-mail address of applicant: _____

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) City of Norfolk (First) _____ (MI) _____

Mailing address of property owner (Street/P.O. box): 810 Union Street

(City) Norfolk (State) VA (Zip Code) 23510

Daytime telephone number of owner () _____ email: _____

CIVIC LEAGUE INFORMATION

Civic League contact: _____

Date(s) contacted: _____

Ward/Super Ward information: _____

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Peter Chapman Sign: [Signature] / /
(Property Owner or Authorized Agent of Signature) (Date)

Print name: Peter Chapman Sign: [Signature] / /
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: Sign: / /
(Authorized Agent Signature) (Date)

Pollock, Susan

From: Straley, Matthew
Sent: Monday, May 02, 2016 3:58 PM
To: 'mjones176@cox.net'
Cc: Johnson, Mamie; Williams, Angelia M.; Pollock, Susan; Herbst, James
Subject: new Planning Commission application - 900 Asbury Avenue
Attachments: Asbury_rezoning.pdf

Ms. Simpson,

Attached please find the application at 900 Asbury Avenue:

- a. Amendment to the future land use designation in the general plan, *plaNorfolk2030*, from Institutional to Office.
- b. Change of zoning from IN-1 (Institutional) to BC-1 (Business and Commerce Park) district.

The purpose of this request is to accommodate an expansion of the Central Business Park on the site of the former Oakwood Elementary School.

The item is tentatively scheduled for the May 26, 2016 Planning Commission public hearing.

Staff contact: Susan Pollock Hart at (757) 664-4765, susan.pollock@norfolk.gov

Thank you.

Matthew Straley
GIS Technician II


City Planning
810 Union Street, Suite 508
Norfolk, VA 23510
757-664-4769

Connect with us:
www.norfolk.gov